

FILED

AFTER RECORDING, RETURN TO:

Billy Tate
c/o Grady R. Thompson
2713 Virginia Parkway, Suite 100
McKinney, Texas 75071

2016 DEC 22 PM 1:40

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: *Jmo* DEPUTY

NOTICE OF SALE BY TRUSTEE

WHEREAS, on January 8, 2014, Cypress Park, LLC, a Texas limited liability company executed a Deed of Trust conveying to Stan McWilliams as Trustee, the real estate hereinafter described, to secure Billy Tate in the payment of the indebtedness in said Deed of Trust, said Deed of Trust recorded in Clerk's File No. 2014010900002520, Land Records of Collin County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due. Billy Tate as the current owner and holder of said debt, has appointed Stan McWilliams and/or Grady R. Thompson and/or Tim McWilliams as Substitute Trustee in the place of said original Trustee, to sell said property to satisfy said indebtedness, upon the contingency and in the manner authorized by said Deed of Trust; and

RT ~~FEB 2017~~ **NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 7th day of ~~December, 2016~~, between 1:00 p.m. and 4:00 p.m. I will sell said Real Estate at the Courthouse steps designated by the County Commissioners to be the place for such foreclosure sales, to the highest bidder for cash. The sale will begin at 1:00 p.m. but not later than three hours after that time. Said Real Estate is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

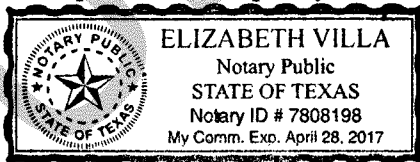
The warranty contained herein is expressly limited to and the property will be sold subject to any other matters which are superior to the lien of the Deed of Trust, to the extent such matters are valid, in existence and affect the property.

WITNESS MY HAND on this 22nd day of December, 2016.

Grady R. Thompson
GRADY R. THOMPSON

State of Texas
County of Collin

This instrument was acknowledged before me on this 22nd day of December, 2016, by Grady R. Thompson in the capacity therein stated.



Elizabeth Villa
Notary Public, State of Texas

EXHIBIT "A"

SITUATED in the City of McKinney, Collin County, Texas, being a part of Lot 1 of the Big Cypress Development Addition, Phase I, according to the plat thereof recorded in Volume D, Page 74 of the Collin County Plat Records, and being a part of the 7.33 acre tract described in a deed from Blonde Bear, Inc. to Longhorn Business Center, L.P. dated November 25, 2002, recorded in Volume 5308, Page 5152 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the southwest corner of said 7.33 acre tract;

THENCE northerly with the west line of said 7.33 acre tract as follows:

North 0° 18' 13" East, 168.09 feet to a 60d nail found by a post;

North 1° 11' 30" East, 266.07 feet to a steel post;

North 0° 52' 02" East, 342.08 feet to a 1/2-inch iron pin set at the northwest corner of said 7.33 acre tract, in the south right-of-way line of U. S. Highway No. 380;

THENCE southeasterly with the south right-of-way line of said U. S. Highway No. 380 and the north line of said 7.33 acre tract as follows:

South 58° 59' 45" East, 5.10 feet to a 1/2-inch iron pin set at the beginning of a curve to the left, the radius point of which bears North 33° 00' 15" East, 5809.58;

Around said curve to the left, through a central angle of 4° 13' 26", an arc distance of 428.28 feet; the chord bearing and distance being South 59° 08' 28" East, 428.18 feet to a "X" inscribed in concrete set at the northwest corner of the 3.00 acre tract recorded as Clark's file no. 20100811000833710;

THENCE southerly with the west line of said 3.00 acre tract as follows:

South 29° 03' 20" West, 200.26 feet to a 1/2-inch iron pin found;

South 03° 46' 02" West, 242.31 feet to a 1/2-inch iron pin found at the southwest corner of said 3.00 acre tract, in a south line of said 7.33 acre tract;

THENCE South 65° 38' 55" West, with a south line of said 7.33 acre tract, 331.47 feet to the POINT OFBEGINNING and containing 4.338 acres.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/09/2014 02:57:38 PM
\$42.00 CJAMAL
20140109000025250

